

**LIST OF CONDITIONS FOR PROPOSED SMART CITY AT TRIANON BY
HERMES PROPERTIES LTD [ENV/DOE/EIA/1695]**

1. Notwithstanding all other permits and clearances, the following clearances shall be obtained prior to start of works and a copy of same shall be submitted to the Director of Environment:
 - (i) a clearance from the Road Development Authority and the Traffic Management and Road Safety Unit upon submission of all engineering details; and
 - (ii) a clearance from the Ministry of Tourism and External Communications for the hotel project.

All the conditions attached therein shall be scrupulously observed.

2. Any development on the lots, listed as an undertaking under the Fifth Schedule of the Environment Protection Act (EPA) shall warrant a separate EIA or PER application in the name of the prospective developer in line with the requirements as set out in the EPA.
3. The development shall be undertaken as per mitigating measures stated in the EIA report and the additional information submitted, unless as otherwise advised herein.
4. The Department of Environment shall be informed in writing of the date of commencement of works for monitoring purposes. A detailed programme of work and implementation plans shall be submitted to the Department of Environment, Ministry of Environment, Sustainable Development, and Disaster and Beach Management prior to the start of works.
5. In accordance with section 18(2)(l) of the Environment Protection Act 2002, the proponent shall submit to the Director of Environment, an Environmental Monitoring Plan (EMP) for approval prior to start of infrastructural works on site. No infrastructural works shall start prior to the approval of the EMP. The EMP shall include the planting, management and monitoring of the green areas during both the implementation and operation phases of the project.

6. The Department of Environment shall be informed in writing of the date of completion of all works on site, with copy of the as-built layout plan, for monitoring purposes and to ensure compliance with the conditions of the EIA licence as well as the proposals in the EIA report and the additional information.
7. All components of the proposed mixed use development shall be designed in compliance with Planning Policy Guidance (PPG) 1 and PPG 5. All reserved matters which were attached to the Outline Planning Permission, OPP/0003/2013, issued by the Municipal Council of QuatreBornes, for the mixed use development, shall be complied with.
8. The operation of any food outlet in the commercial zone shall conform to the Food Act/Regulations.
9. A plot of land of the extent of 2 Arpent of relatively flat topography shall be vested to the Municipal Council of QuatreBornes for eventual community needs.
10. Necessary authorisation from the Supreme Court shall be obtained for construction of any structure across and in a natural watercourse as stipulated in the Rivers and Canals Act, Part 1, Sections 25. The proponent shall make a formal application for construction of bridges/culverts across natural watercourses to the Central Water Authority prior to any construction works.
11. The proposed project shall comply fully with all the provisions as stipulated in clause 26 and sections 66 and 69 of the Rivers and Canals Act whereby a setback of 30m shall be respected from both River Terre Rouge and River PlaineWilhems. Wastewater disposal systems/pumping stations shall not be located at less than 30m from any river, rivulet, feeder or any water course.
12. Necessary clearance/authorisation shall be obtained from the Syndic of the Terre Rouge canal prior to any construction works.
13. The proponent shall maintain and preserve the borehole CH 110, which is an observation well.

14. All necessary precautions shall be taken so that the proposed development does not impact negatively on the ground water and surface water quality. Existing natural water drain found on the proposed development site shall be upgraded and maintained.
15. No onsite disposal for wastewater of any kind shall be allowed on the proposed development site. All wastewater emanating from the proposed development shall be channelled through a new internal sewer reticulation network and the sewer network shall be connected to a connection point as approved by the Wastewater Management Authority. Accordingly a setback of 10 m shall be kept from existing boundary wall of the pumping station BH 1021/738 and 30m from the borehole BH 903.
16. The promoter shall liaise with the Wastewater Management Authority's Operation & Maintenance Department to identify the connection point/s. Detailed design reports and drawings of the wastewater system, including those of the pumping station shall be submitted to the Wastewater Management Authority for approval at Building and Land Use permit stage prior to any construction works. The detailed design report shall also contain materials specification, details of manholes, etc and shall be in accordance with BS EN 752 and signed by a civil engineer registered with the Council of Registered Professional Engineers of Mauritius. The promoter shall bear the cost of the entire wastewater system, including the pumping station. The pumping station/s and rising main/s will not be taken over by the Wastewater Management Authority for operation and maintenance. The promoter shall be responsible for their operation and maintenance at all times.
17. No deep excavation shall be allowed within the buffer zone of 200 m from the boreholes BH 1021/738 and BH 903. Prior to construction the proponent shall submit an Aquifer Protection and Management Plan to the Water Resources Unit justifying that any excavation resulting from the construction of any building structures (including foundation structures and basement floor) within 200 metres from the boreholes 1021/738 and borehole BH 903 will not cause any negative impact to the sub surface groundwater flow and will not affect the water quality within the concerned zones.

18. The derogation of the 200m setback from the existing boreholes is valid only if the proponent will be providing a sewer network to channel all wastewater to the WMA sewer network. In case of any amendment to the said mode of wastewater disposal, the buffer requirement of 200m from the boreholes BH 1021/738 and BH 903 shall be observed.
19. With regard the Bagatelle Dam, a dam break analysis and hydraulic study of the Terre Rouge River is presently being carried out at the level of the Water Resources Unit of the Ministry of Energy and Public Utilities. The proponent shall take into account the outcomes of these studies in his project planning.
20. The proponent shall make provision for an appropriate means of discharging storm water through mud/silts traps and hydrocarbon separators prior to open discharge to the receiving environment. Appropriate drains shall be provided for the management of storm water for re-use and for irrigation purposes. The design of the entire surface drain network and silt trap/stilling basin/catch pits including clear indications of low points, that is, lieu of eventual discharge of surplus storm water shall be duly signed by a Registered Professional Engineer and shall have the prior approval of the National Development Unit, Road Development Authority and the Municipal Council of QuatreBornes.
21. Necessary bunded wall shall be provided around any diesel/oil storage tank, standby generator and hazardous medical wastes collector to cater for any accidental spillage and leakage.
22. Any organic waste generated during pre-construction and during operation shall be sent to the Compost Plant at La Chaumiere. Construction wastes and debris shall be re-used as far as possible as backfilling materials. Hardware and used IT parts shall be sent to registered e-waste recyclers for recycling. Any medical wastes shall be sent to private healthcare facilities for proper incineration. Regarding any radio-active waste, proponent shall make necessary arrangement with their supplier to take it back as there is no treatment of such waste in Mauritius.

23. While executing works along the edge of the site facing the motorway, the adjoining areas shall be effectively protected with double layered geo-textile screens of appropriate mesh size in order to contain sediment entrainment.
24. Electric motors such as pumps, compressors, generators and other noise generating equipment shall be housed in noise attenuating structures so that noise generated therefrom be within permissible limits as per Environmental Protection Act (Standards for Noise Regulations).
25. Necessary measures shall be taken so as not to cause any nuisance by way of noise, vibration, odour and dust or otherwise during site preparation, construction or operation phases to the neighbours, surrounding environment and public.
26. Street lighting along the internal access roads shall be of the solar type.
27. The proponent shall ensure that the prospective developer on each lot adopt energy-saving devices and eco-friendly practices such as recycling plants, rain water harvesting, renewable energy supply (solar energy and photovoltaic cells) and other similar facilities.
28. In case of environmental nuisances arising from this development, this Ministry in consultation with other authorities concerned may impose additional conditions, which shall be strictly observed and will take necessary actions in accordance with the provisions of the Environment Protection Act.

Note:

According to Section 15 (2)(c) of the Environment Protection Act, no proponent shall commence or cause to be commenced any undertaking more than three years after the issue of an EIA licence unless the Minister in circumstances beyond the control of the proponent, otherwise determines in respect of that undertaking.